



## Knapps Hill Farmhouse, Buckland Newton, Dorchester, Dorset,



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- Large detached family home
  - Countryside views
  - Double garage

- Four double bedrooms
  - Village location
  - Large utility room

£1,600 Per Calendar Month

Available immediately for an initial 12 month tenancy.  
Pets accepted at the landlords discretion.

A substantial detached family home situated on the outskirts of the village of Buckland Newton and centrally located for Dorchester, Sherborne and Sturminster Newton.

The property boasts spacious living accommodation which comprises entrance hall, kitchen with built in electric oven, walk in pantry/office, dining room and sitting room.

On the first floor there are four double bedrooms, bathroom and shower room. All of the bedrooms enjoy

The garden surrounds the property on three sides and is mainly laid to lawn with established shrubs and flower borders. There is also a summer house and a green house.

To the front of the side of the property is a double garage with separate utility and cloakroom. There is parking for two cars in front of the garage.

The property has oil fired central heating and is unfurnished. The rent is exclusive of all other utility bills including Council Tax, Oil mains Electric and water. Water costs are paid directly to the landlord. There is limited mobile phone signal inside the property and likely signal outside and there is Ultrafast broadband provided to the property, as stated by the Ofcom website. There is no recorded flood risk at the property.

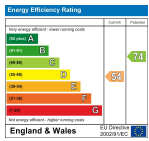
Rent - £1,600.00 per calendar month / £369.00 per week  
Holding Deposit - £369.00  
Security Deposit - £1,846.00  
Council Tax Band - E  
EPC - E  
No deposit option available via Reposit

SITUATION

Buckland Newton is surrounded by unspoilt countryside. The county town of Dorchester is about 11 miles to the south, the market town of Sturminster Newton is about 8 miles to the east and the historic abbey town of Sherborne is about 9 miles to the north - all offering shopping, educational and recreational facilities. Both Dorchester and Sherborne have a mainline railway services to London/Waterloo. There is some outstandingly beautiful countryside in the immediate area which is well interspersed with footpaths and bridleways.

What3words- ///venturing.weddings.situation

Office/Neg/Date



01305 251154

poundbury@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Arch Point House, 7 Queen Mother Square,  
Poundbury, Dorset DT1 3BY



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